



LEGAL DESCRIPTION
 PARCEL 2 OF ABNEY S/D
 SEC. 11 T-9-S R-14-E
 ST. TAMMANY PARISH
 LOUISIANA

NOTE:
 ALL EXISTING TREES WILL BE REMOVED PRIOR TO CONSTRUCTION.

- LEGEND:**
- - - - - PROPERTY LINE
 - - - - - SETBACK LINE
 - - - - - NEW BUILDING
 - - - - - BIKE RACK
 - - - - - BENCH SEAT
 - - - - - CONCRETE TRASH BIN

NOTE:
 ALL UTILITIES SHALL BE RUN UNDERGROUND.

SITE LIGHTING
 EXTERIOR LIGHTING SHALL BE SHAWED OR INWARDLY DIRECTED IN SUCH A MANNER SO THAT NO DIRECT LIGHTING OR GLARE IS CAST BEYOND THE PROPERTY LINE. THE INTENSITY OF SUCH LIGHTING SHALL NOT EXCEED ONE FOOT CANDLE AS MEASURED AT THE ADJUTING PROPERTY LINE.

- SIDEWALKS**
1. ALL SIDEWALKS SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH A COMPRESSIVE STRENGTH OF 2500 P.S.I. IN TWENTY-EIGHT DWS AND A MIN. THICKNESS OF FIVE INCHES LAD ON A MINIMUM OF 4" OF SAND.
 2. ALL SIDEWALKS TO HAVE A WIDTH OF FIVE FEET AND SHALL BE CONSTRUCTED AS PER THE LOCATION SHOWN ON THIS PLAN.
 3. ALL SIDEWALKS SHALL BE SCORED TO A DEPTH OF 3/4" AT FOUR FOOT INTERVALS WITH EXPANSION JOINTS PLACED AT TWENTY FOOT INTERVALS.
 4. EXPANSION JOINTS SHALL BE CONSTRUCTED OF 1/2" THICK PRE-CAST EXPANSION MATERIAL WITH ALL CORNERS TO BE FORMED BY EXPANSION JOINTS.
 5. ANY SIDEWALK OR ACCESSIBLE ROUTE THAT IS NOT AT A LEVEL ELEVATION AT ITS INTERSECTION WITH A DRIVEWAY OR STREET WILL BE REQUIRED TO INSTALL A CURB RAMP AT A MAX. SLOPE OF 1:12 WITH A MAX. RISE OF 30" AND A MIN. LEVEL STRAIGHT CURB SEGMENT OF 48".
 6. THE TEXTURE OF THE DRIVEWAY AND INTERSECTION HANDICAP RAMP SHALL BE CONSTRUCTED OF A NON-SLIP SURFACE ACCOMPLISHED BY BROODING THE RAMP TO SURFACE AND GROOVING ONE INCH SPACING AT RIGHT ANGLE DIRECTIONS. GROOVES TO BE APPROXIMATELY 1/4" x 1/8" INCH WIDE.
 7. SIDEWALK SHALL BE SLOPED 1" TOWARDS THE STREET.
 8. CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING PRIOR TO ANY WORK DONE WITHIN THE PARISH OR CITY RIGHT OF WAY OR SEWERIDE.
- DRIVEWAYS**
1. ALL DRIVEWAYS BETWEEN STREET AND PROPERTY LINE SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE WITH A COMPRESSIVE STRENGTH OF 4000 P.S.I. IN TWENTY-EIGHT DWS AND A MIN. THICKNESS OF SIX INCHES.
 2. ALL DRIVEWAYS BETWEEN STREET AND PROPERTY LINE CONNECTING WITH AN EXISTING ROADWAY TO BE CONSTRUCTED IN ACCORDANCE WITH DETAIL AS SHOWN ON THIS PLAN.
 3. EXACT LOCATIONS OF ROADWAY AND DRIVEWAY CURBING WILL BE DETERMINED IN THE FIELD BY A REPRESENTATIVE OF THE DEPARTMENT OF ENGINEERING.
 4. CONTRACTOR SHALL CONTACT THE DEPARTMENT OF ENGINEERING PRIOR TO THE FORMING OF THE DRIVEWAYS CONNECTING TO THE ROADWAY.
- PARKING LOT**
5. PARKING STALLS MUST BE STRIPED WITH A FOUR INCH CONTRASTING STRIPE (YELLOW ON CONCRETE AND YELLOW OR WHITE ON ASPHALT PARKING LOT).
 6. HANDICAP PARKING SPACE TO BE DESIGNATED BY BLUE STRIPING & EITHER A BLUE HANDICAP PARKING STALL REQUIRES THE INSTALLATION OF THE PROPER SIGNAGE.
 7. ALL WHEEL STOPS AND CONCRETE CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAIL SHOWN ON THIS PLAN.
 8. ALL PARKING SPACES TO BE LAID OUT AS SHOWN ON THIS PLAN UNLESS OTHERWISE INDICATED.

- DRAINAGE**
1. CONCRETE STRENGTH TO BE 4,000 P.S.I. (MIN.) @ 28 DWS.
 2. WHEN BOX IS 7'-0" OR LESS IN HEIGHT USE ONE LAYER OF BRICK. WHEN BOX IS 7'-0" BUT LESS THAN 12'-0" USE TWO LAYERS OF BRICK.
 3. ALL MASONRY TO BE LAID WITH RUNNING BOND AND HEADER COURSE (EVERY FOURTH LAYER).
 4. ALL WALLS TO BE PLASTERED 1/2" THICK INSIDE AND OUTSIDE.
 5. 12" THICK LIMESTONE BEDDING FOUNDATION SHALL BE REQUIRED UNDER ALL MANHOLES AND BASINS.
 6. WHEN THE DEPTH OF BOX OR MANHOLE IS FOUR FOOT OR GREATER THE INSTALLATION OF STEPS WILL BE REQUIRED IN ACCORDANCE WITH PUBLIC WORKS STANDARDS.
 7. THE MIN. DRAIN SIZE ACCEPTABLE FOR ANY INSTALLATION ON PUBLIC RIGHT-OF-WAY SHALL BE 24" INCHES IN DIAMETER.
 8. CONTRACTOR WILL CONTACT THE DEPARTMENT OF ENGINEERING PRIOR TO ANY WORK DONE WITHIN THE PARISH OR CITY RIGHT OF WAY OR SEWERIDE.

TRAFFIC CONTROLS
 ANY WORK IN THE ROADWAY OR ADJACENT TO THE ROADWAY CAUSING AN INTERFERENCE TO THE NORMAL FLOW OF TRAFFIC SHALL BE APPROVED BY THE PARISH OR CITY ENGINEERING DIVISION AND CONFORMITY TO THE REQUIREMENTS OF THE UNIFORM MANUAL ON TRAFFIC CONTROL DEVICES OF THE STATE OF LOUISIANA. THE CONTRACTOR MUST FURNISH ALL NECESSARY TRAFFIC SIGNS AND/OR BARRICADES AND MAINTAIN THEM DURING CONSTRUCTION ACTIVITY.

REVISED - 6-4-08

SITE PLAN
 OWENS CONSTRUCTION
 POSSUM HOLLOW ROAD
 SLIDELL, LOUISIANA

CAMELLIA TRACE
DAMMON ENGINEERING, INC.
 1095 FLORIDA AVENUE 985-649-5832 SLIDELL, LA. 70458
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SCALE: AS NOTED
 FILE: _____
 JOB NO. 1593

DATE: 11-10-04
 SHEET

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